SITE PLANS

NUANCE DENTAL

ROUTE 1 - YARMOUTH, MAINE

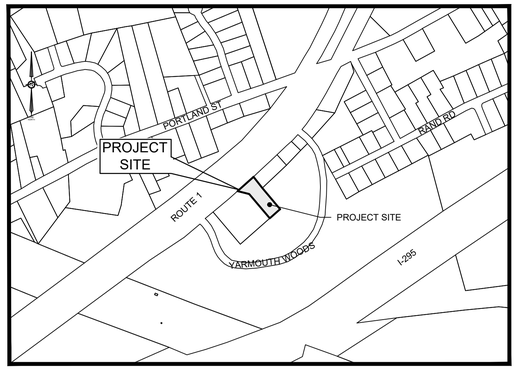
APPLICANT/OWNER:

CONE CLADICALS, LLC
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

PROJECT PARCEL SITE

TOWN OF YARMOUTH TAX ASSESSOR'S MAP,
LOT NUMBERS & ZONING DISTRICTS

MAP	LOT	ZONING DISTRICT
31-B	25	CORRIDOR COMMERCIAL



LOCATION MAP
SCALE: 1"=500'

UTILITIES

SEWER
TOWN OF YARMOUTH
WASTEWATER DEPARTMENT
155 WHITCOMB'S WAY
YARMOUTH, MAINE 04096

WATER
YARMOUTH WATER DISTRICT
181 SLIGO RD
YARMOUTH, MAINE 04096

ELECTRIC
CENTRAL MAINE POWER CO.
162 CANCO ROAD
PORTLAND, ME 04103
(207) 842-2367

TELEPHONE
FAIRPOINT COMMUNICATIONS
P.O. BOX 11560
PORTLAND, MAINE 04104
1-888-984-1515

CABLE
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2291

DIG SAFE SYSTEM, INC.
TEL. 1-888-DIG-SAFE (344-7233)
FAX 1-781-721-0047
WWW.DIGSAFE.COM

PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
SITE PLAN APPROVAL	TOWN OF YARMOUTH, MAINE PLANNING BOARD 200 MAIN STREET YARMOUTH, ME 04096 TEL. 207-846-2401	SUBMITTED 8/16/2023
BUILDING PERMIT	TOWN OF YARMOUTH, MAINE CODE ENFORCEMENT 200 MAIN STREET YARMOUTH, ME 04096 TEL. 207-846-2401	TO BE SUBMITTED BY OWNER/CONTRACTOR

SHEET INDEX

C-1.0	COVER SHEET
1	TOPOGRAPHIC SURVEY PLAN
C-2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-3.0	SITE PLAN
C-4.0	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	SITE DETAILS
C-7.0	PHOTOMETRIC PLAN
L-1.0	LANDSCAPE PLAN & DETAILS

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, MAINE 04101
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
79 MAIN STREET, SUITE 300
AUBURN, MAINE 04210
(207) 946-4480

ARCHITECT:
WOODHULL
110 EXCHANGE STREET
PORTLAND, ME 04101
(207) 283-8777

LANDSCAPE ARCHITECT:
ANTHONY MUENCH
94 COMMERCIAL STREET
PORTLAND, MAINE 04101
(207) 761-6621

GENERAL NOTES

1. THE PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE TOWN OF YARMOUTH, AND THE LOCAL UTILITY COMPANIES.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE TOWN OF YARMOUTH OR THE LOCAL UTILITY COMPANIES SHALL BE COORDINATED BY THE CONTRACTOR.
3. THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBLE OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIRED TO PREVENT EROSION AND SEDIMENTATION. ADDITIONAL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY THE OWNER, ENGINEER, OR REGULATING AGENCIES.
5. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE STRICTEST STANDARDS CONTAINED IN THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE UTILITY COMPANY AND TOWN OF YARMOUTH REQUIREMENTS.
7. ALL DIMENSIONS, UNLESS OTHERWISE NOTED IS TO THE EDGE OF PAVEMENT, FACE OF CURB, OR THE FACE OF THE BUILDING.
8. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

UTILITY NOTES

1. THE PROJECT WILL BE SERVED BY INDIVIDUAL WELLS AND SUBSURFACE WASTEWATER DISPOSAL SYSTEMS .
2. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF n=0.012 OR LESS.

LEGEND

- EXISTING PROPERTY LINE
- PROJECT SITE BOUNDARY
- EXISTING SETBACK LINE
- PROPOSED EASEMENT
- 124 — EXISTING MINOR CONTOUR
- 124 — EXISTING MAJOR CONTOUR
- 124 — PROPOSED CONTOUR
- SD — EXISTING STORMDRAIN
- SD — PROPOSED STORMDRAIN
- UD — EXISTING UNDERDRAIN
- UD — PROPSED UNDERDRAIN
- OHE — EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHE — PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- UGE — EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- UGE — PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CURB
- PROPOSED CURB
- PROPOSED FENCE
- SF — SILT FENCE
- TP-A — TEST PIT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- 30.20 — EXISTING SPOT GRADE
- 30.20 — PROPOSED SPOT GRADE
- SURVEY CONTROL POINT
- EXISTING MONUMENT
- EXISTING IRON PIPE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PAVEMENT

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13290
LICENSED
PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE: COVER SHEET

CLIENT: NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE:	05-31-2023
SCALE:	AS NOTED
JOB NO:	23-022
SHEET:	C-1.0

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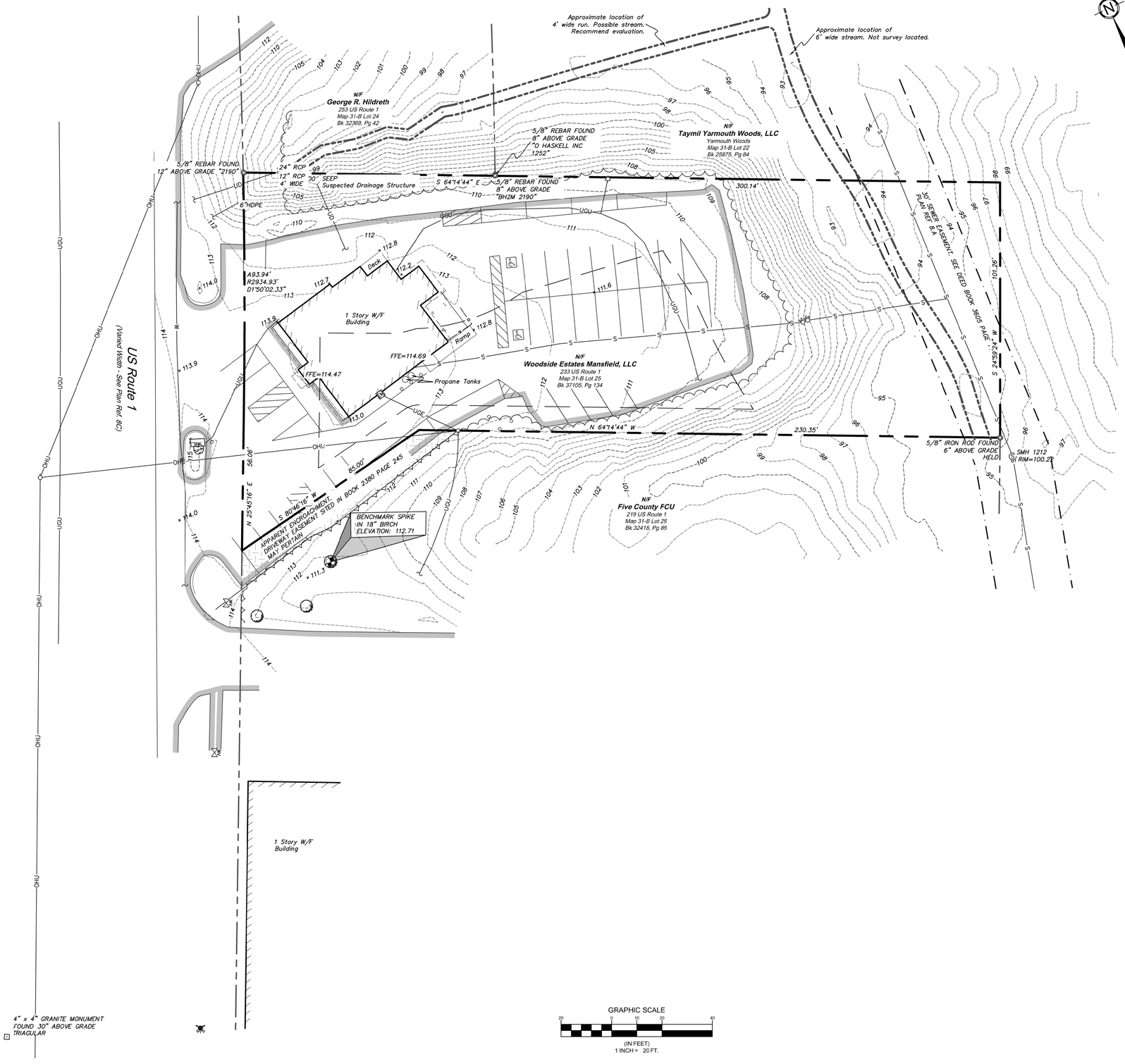

General Notes:

1. The purpose of this plan is to depict the results of a boundary retracement and existing conditions/topographic survey of the subject parcel.
2. All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is Cone Cladicals, LLC by a deed dated May 23, 2022 and recorded in Book 39515, Page 125.
4. The subject parcel is shown on the Town of Yarmouth Tax Map 31-B as Lot 25 and is located in the Route 1 Corridor Commercial (CD4-C) District.
5. Space and bulk standards for the CD4-C District as of the date of this plan are as follows:

Min. Lot Size:	15,000 sq ft
Min. Frontage:	150 ft
Min. Front Setback:	30 ft
Min. Side Setback:	10 ft
Min. Rear Setback:	5 ft
Max. Building Coverage:	75%

6. Total area of the subject parcel is 0.74 acres (32,049 sq ft).
7. Boundary and topographic information shown hereon is based on an on-the-grcund survey conducted by Terradyn Consultants in March of 2023.
8. Plan References:
   A. "ALTA/ACSM Land Title Survey of Yarmouth Woods" prepared for Neal, Gerber & Eisenberg LLP by Owen Haskell, Inc. Dated April 2007.
   B. "Maine State Highway Commission Fight o' Way Map - State Highway '95'" Federal Aid Project No. L.S.I.-95-4(1). Sheet 8 & 9. Dated Dec. 1967. Recorded in the Cumberlanc County Registry of Deeds Plan Book 88 Page 25.
   C. "Maine State Highway Commission Fight o' Way Map State Highway 'C-3'" Federal Aid Project No. S.N. 377A. Datec Oct. 1941. Sheet 11 & 12. Recorded in the Cumberland County Registry of Deeds Plan Book 31 Page 17.
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
10. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard as delineated on the Flood Insurance Rate Map for the Town of Yarmouth, Cumberland County, Community-Panel Number 2300550005B, having an Effective Date of Nov 15, 1984.
11. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.

Legend:

- Record Property Line/R.O.W.
- Abutter Line/R.O.W.
- Easement Line
- Building
- Building Overhang
- Deck/Steps
- Stream
- Edge of Pavement
- Edge of Concrete
- Curb Line
- Tree Line
- 120 Major Contour
- 122 Minor Contour
- × 121.3 Spot Elevation
- Stockade Fence
- W Water Line
- S Sewer Line
- UD Under Drain
- OHU Overhead Utilities
- UGU Underground Utility
- Monument (as noted)
- Iron Pipe/Rod (as noted.)
- Bollard
- Sign
- WV Water Gate Valve
- Water Shut Off
- Hydrant
- Electric Meter
- Light Pole
- Utility Pole

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: March 20, 2023

Jimmy C. Courbron PLS # 2532

STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

Received _____

At ____ h ____ m ____M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar

STATE OF MAINE
JIMMY C. COURBRON
No. PLS2532
PROFESSIONAL LAND SURVEYOR

DATE:	DATE
PLS:	PLS

NO.	DATE	REVISIONS
1	3/20/23	Issued Progress Print for Concept Sketching

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WOODHULL PROJECT
233 ROUTE 1, YARMOUTH ME

SHEET TITLE: BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY

FOR RECORD OWNER: WOODHULL
110 EXCHANGE STREET, 2ND & 3RD FLR
PORTLAND, ME 04101

DATE:	03/20/2023
SCALE:	1"= 20'
JOB NO:	23-022
SHEET:	1 OF 1

Sheet Size: 24" X 36"

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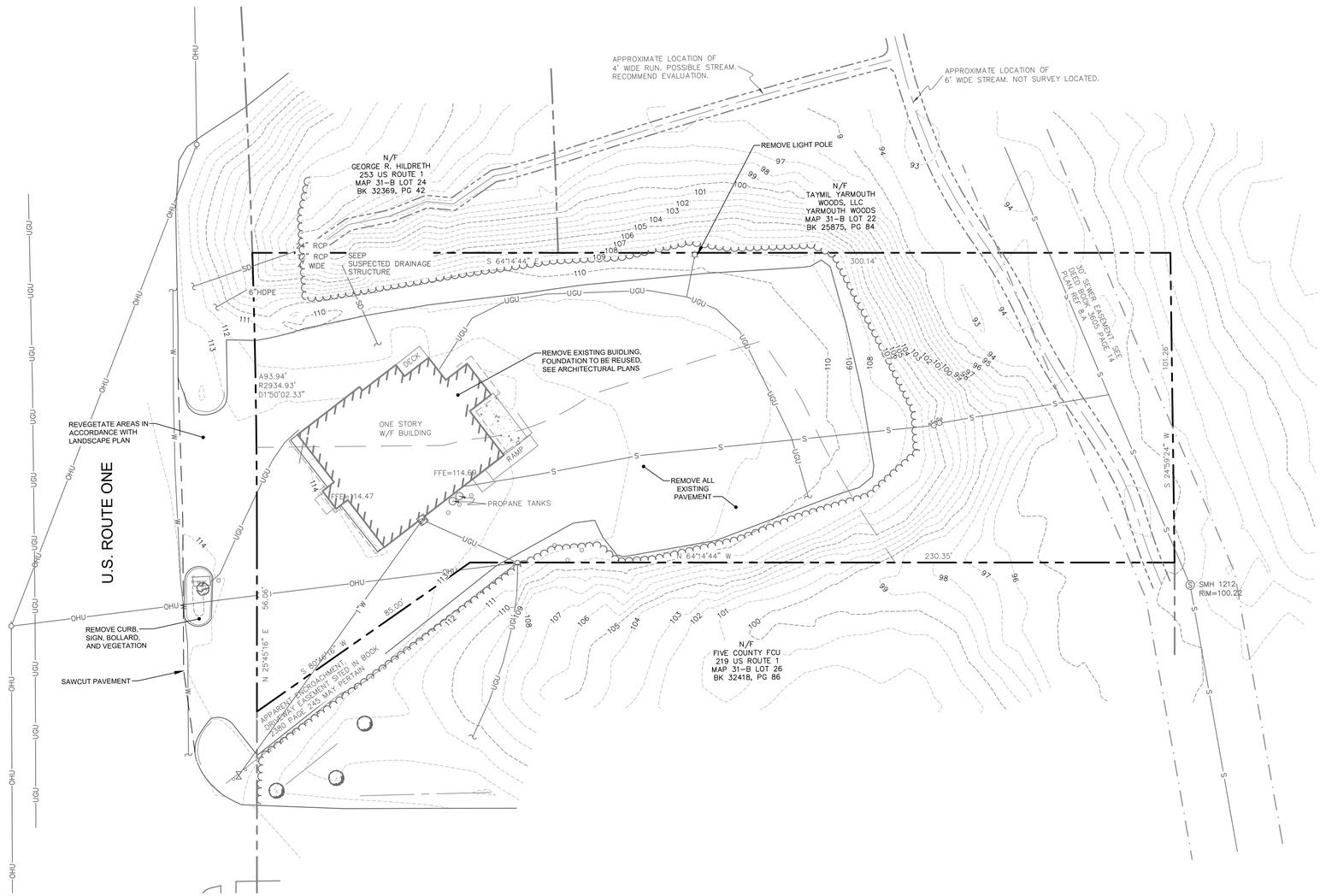

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13879
LICENSED
PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION

CLIENT:
NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE:	05-31-2023
SCALE:	1" = 20'
JOB NO:	23-022
SHEET:	C-2.0

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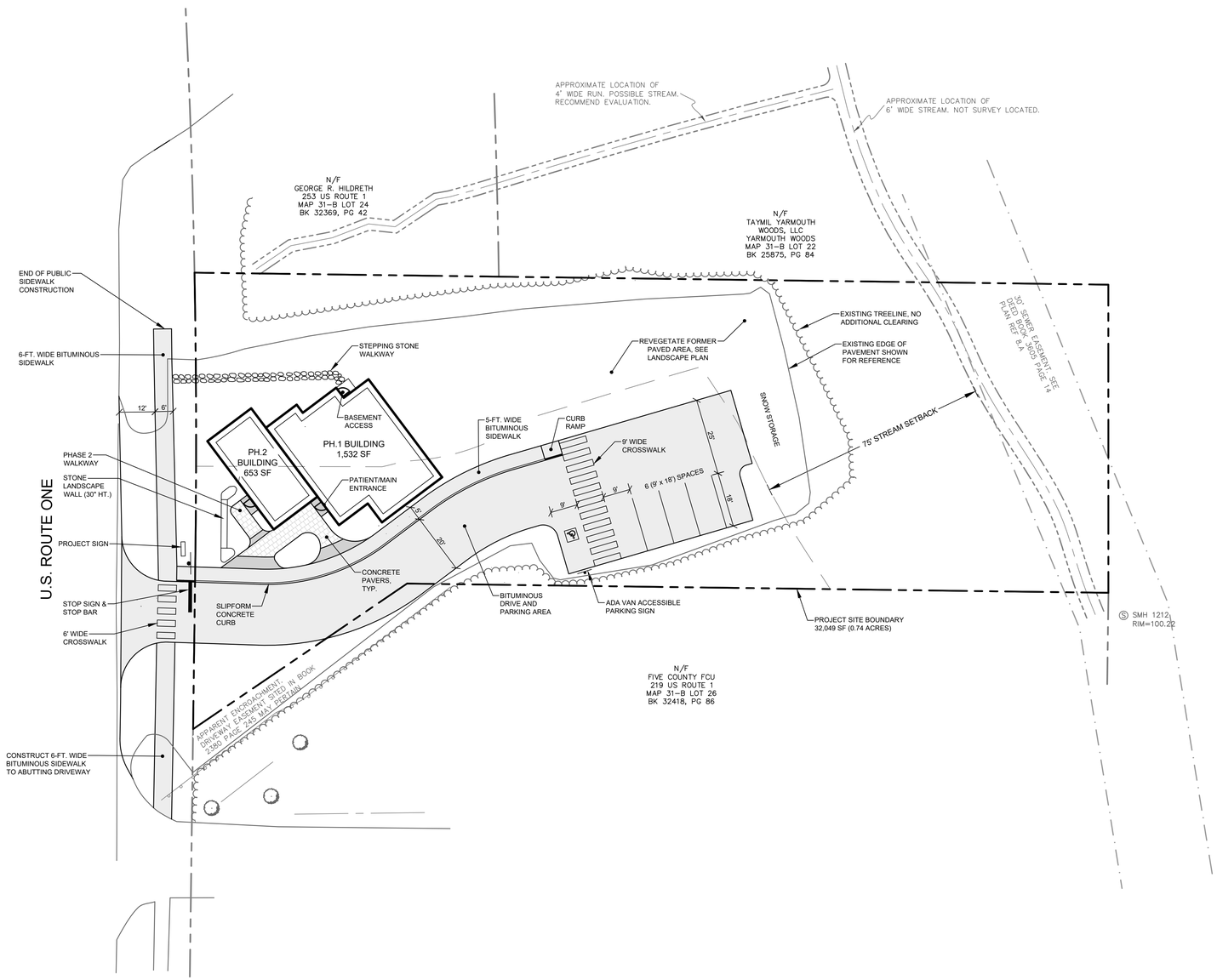

GENERAL NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS CONE CLADICALS, LLC BY A DEED DATED MAY 23, 2022 AND RECORDED IN BOOK 39515, PAGE 125.
2. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF YARMOUTH TAX MAP 31-B AS LOT 25 AND IS LOCATED IN THE ROUTE 1 CORRIDOR COMMERCIAL (CD4-C) DISTRICT.
3. TOTAL AREA OF THE SUBJECT PARCEL IS 0.74 ACRES (32,049 S.F.)
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AN ON-THE-GROUND SURVEY CONDUCTED BY TERRADYN CONSULTANTS IN MARCH OF 2023.

ROUTE ONE CORRIDOR COMMERCIAL (CD4-C) DISTRICT STANDARDS

BUILDING PLACEMENT OF PRINCIPAL BUILDING	REQUIRED	PROPOSED
FRONT SETBACK PRINCIPAL FRONTAGE	0' MIN. - 15' MAX	3'-8"
FRONT SETBACK SECONDARY FRONTAGE	2' MIN. - 12' MAX	N/A
SIDE SETBACK	0' MIN.	34' NORTH, 22' SOUTH
REAR SETBACK	3' MIN. OR 15' FROM CENTER OF ALLEY	219'

	REQUIRED	PROPOSED
YARD TYPE	EDGE, SIDE, OR REAR YARD	EDGE YARD

LOT OCCUPATION	REQUIRED	PROPOSED
LOT WIDTH	18' MIN - 120' MAX	EXISTING CONDITION = 144'
LOT COVERAGE (BUILDING & PAVEMENT)	85% MAX	27%
FRONTAGE BUILDOUT	50% MIN	APPROX. 40'
MINIMUM LANDSCAPE (1ST LOT LAYER)	30% MIN	82%
MINIMUM LANDSCAPE (OVERALL)	20% MIN	74%

BUILDING FORM	REQUIRED	PROPOSED
BUILDING HEIGHT	35' & 3 STORIES MAX	18'-9" & 1 STORY
FIRST STORY HEIGHT	10' MIN - 25' MAX	18'-9"
UPPER STORY HEIGHT	10' MIN - 15' MAX	N/A
FACADE GLAZING	SHOPFRONT: 70% MIN NON-SHOPFRONT: 20% MIN - 70% MAX	27%
ROOF TYPE	FLAT, HIP, GAMBREL, GABLE, OR MANSARD	FLAT, SHED (WAIVER REQUESTED)
ROOF SLOPE	8:12 - 14:12	5:12 (WAIVER REQUESTED)

PARKING	REQUIRED	PROPOSED
THIRD LOT LAYER	PRINCIPAL BUILDING SB + 20'	122'
PARKING SPACES	2,050 SF OFFICE - 4 MIN - 8 MAX	6 SPACES

ENCROACHMENTS OF BUILDING ELEMENTS	REQUIRED	PROPOSED
FRONT SETBACK, PRINCIPAL FRONTAGE	8 MAX	0
FRONT SETBACK, SECONDARY FRONTAGE	8' MAX	N/A
REAR SETBACK	5' MAX	0

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WELANDY
No. 13293
LICENSED PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE: SITE PLAN

CLIENT: NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE: 05-31-2023
SCALE: 1" = 20'
JOB NO: 23-022
SHEET: C-3.0

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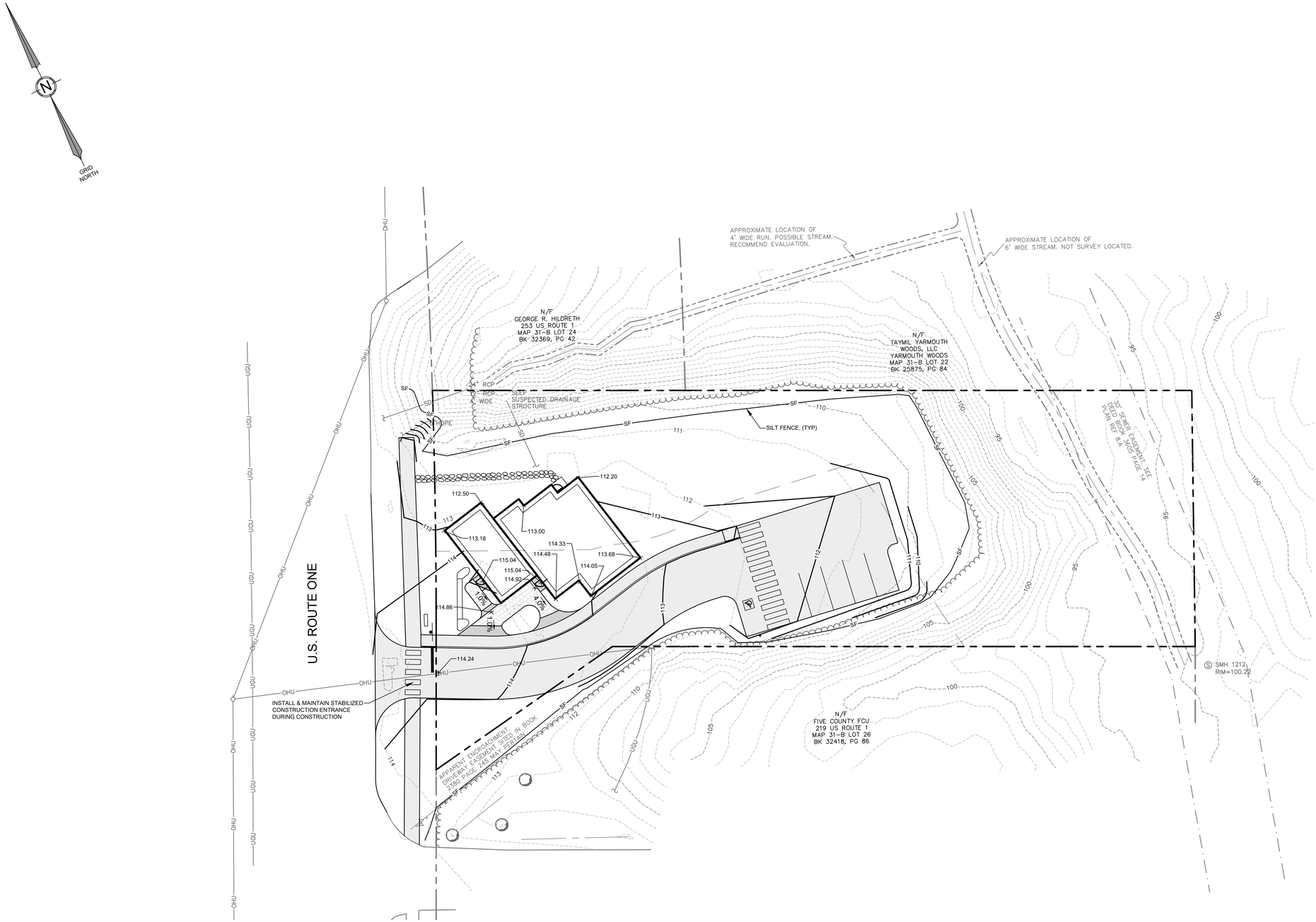

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STATE OF MAINE
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NEW GLOUCESTER, ME 04260

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TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE:
GRADING, DRAINAGE, & EROSION CONTROL

CLIENT:
NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE:	05-31-2023
SCALE:	1" = 20'
JOB NO:	23-022
SHEET:	C-4.0

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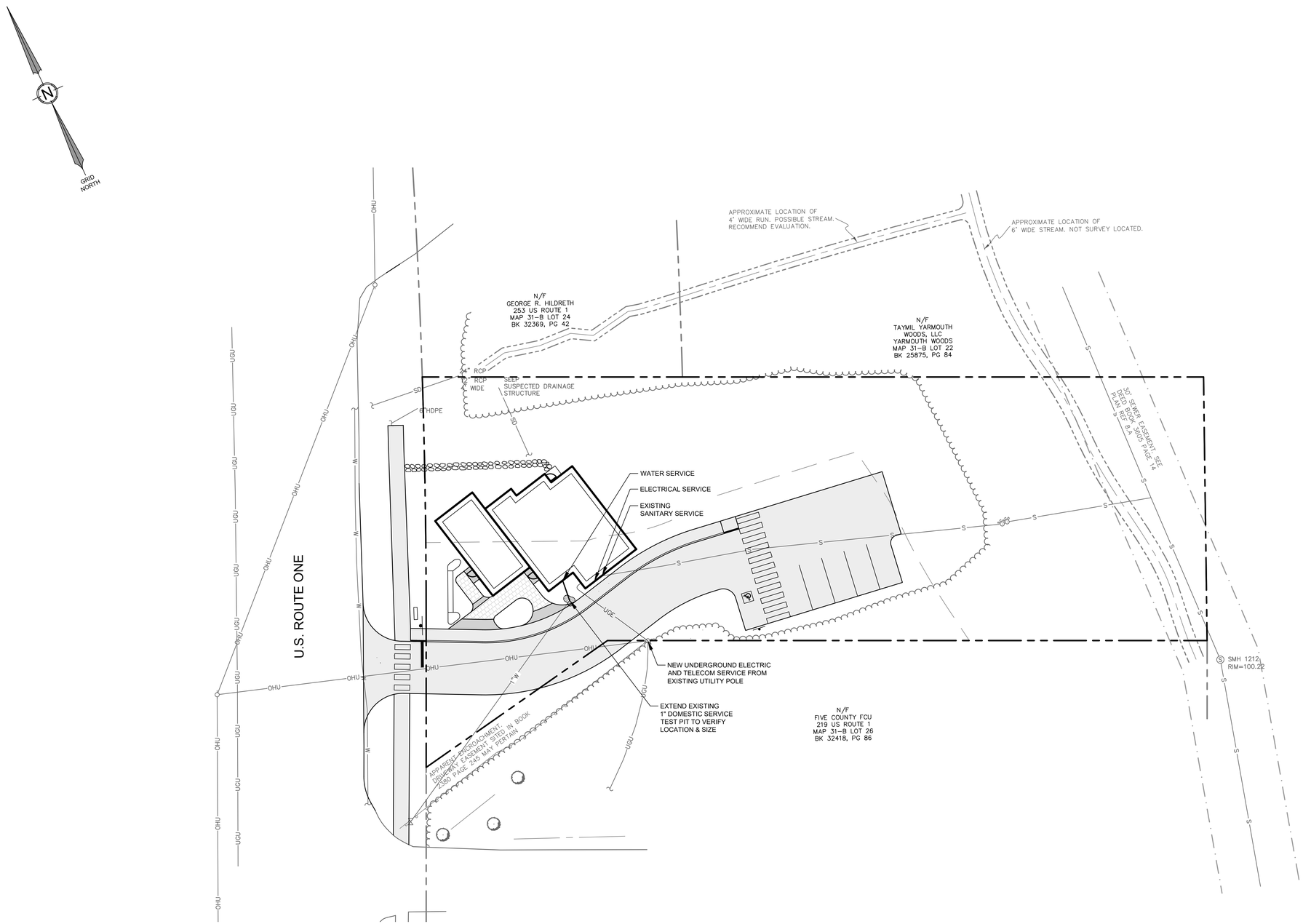
UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (DIAL 811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. EXISTING WATER SERVICE SHALL BE REUSED, SIZE AND LOCATION SHALL BE CONFIRMED BY TEST PIT. ALL WATER SERVICE WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL REQUIREMENTS OF YARMOUTH WATER DISTRICT.
3. THE EXISTING SEWER SERVICE SHALL BE REUSED. PRIOR TO CONSTRUCTION THE SERVICE SHALL BE TELEVISED AND REVIEWED BY THE TOWN ENGINEER. DURING CONSTRUCTION ALL WORK SHALL BE INSPECTED BY THE TOWN PRIOR TO BACKFILLING.
4. ELECTRICAL SERVICE SHALL BE COORDINATED WITH CENTRAL MAINE POWER CO.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WELANDT
No. 13257
LICENSED
PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradyncconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE: UTILITY PLAN

CLIENT: NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE:	05-31-2023
SCALE:	1" = 20'
JOB NO:	23-022
SHEET:	C-5.0

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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE: PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

C. RIPRAP: SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP. PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT
A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARTATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

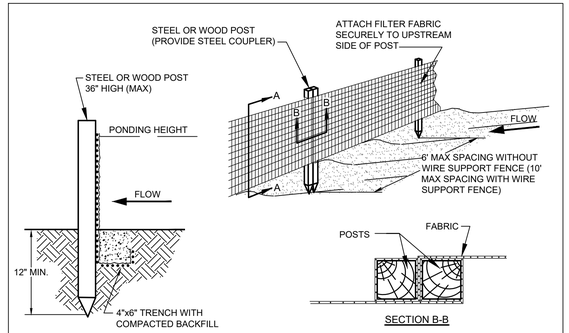
L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

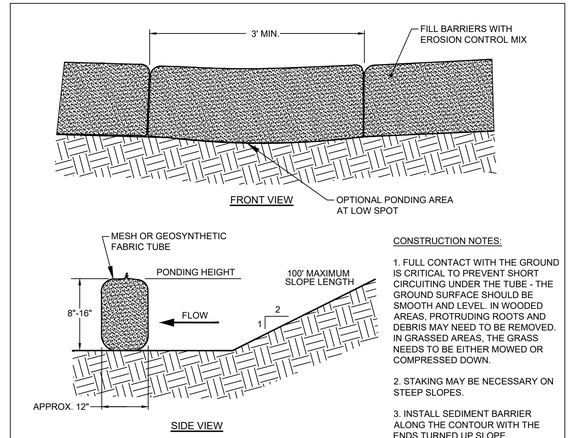
MAINTENANCE AND INSPECTION PHASE
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

DEWATERING
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.



SILT FENCE
NOT TO SCALE



CONSTRUCTION NOTES:

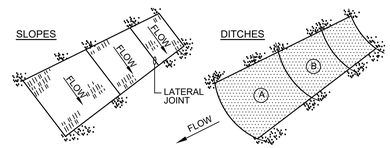
1. FULL CONTACT WITH THE GROUND IS CRITICAL TO PREVENT SHORT CIRCUITING UNDER THE TUBE - THE GROUND SURFACE SHOULD BE SMOOTH AND LEVEL. IN WOODED AREAS, PROTRUDING ROOTS AND DEBRIS MAY NEED TO BE REMOVED. IN GRASSED AREAS, THE GRASS NEEDS TO BE EITHER MOWED OR COMPRESSED DOWN.

2. STAKING MAY BE NECESSARY ON STEEP SLOPES.

3. INSTALL SEDIMENT BARRIER ALONG THE CONTOUR WITH THE ENDS TURNED UP SLOPE.

4. UPON FINAL STABILIZATION, THE TUBE CAN BE CUT OPEN AND THE MATERIAL SPREAD OUT ONTO THE GROUND. THE MESH MATERIAL SHOULD BE REMOVED.

FILTER SOCK
NOT TO SCALE



NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.

2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.

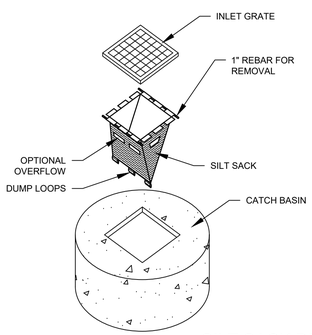
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.

4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.

5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.

6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE



NOTES:
1. SILT SACKS TO BE INSTALLED IN ALL CATCH BASINS RECEIVING RUNOFF FROM DISTURBED AREA

2. SILT SACK TO BE MAINTAINED UNTIL TRIBUTARY ARE IS FULLY STABILIZED

SILT SACK DETAIL
NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13295
LICENSED
PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

ADDRESS: 411 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

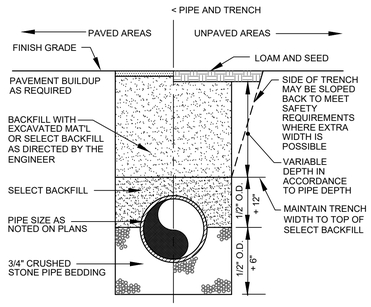
PROJECT: NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE: EROSION CONTROL NOTES & DETAILS

CLIENT: NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE: 05-31-2023
SCALE: AS NOTED
JOB NO: 23-022
SHEET: C-6.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-022 Woodhull 233 Route One Yarmouth\CAD\Permitting\23-022 D.dwg



TYPICAL TRENCH SECTION

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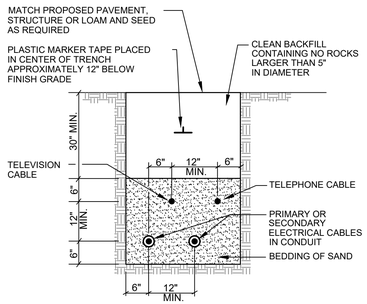
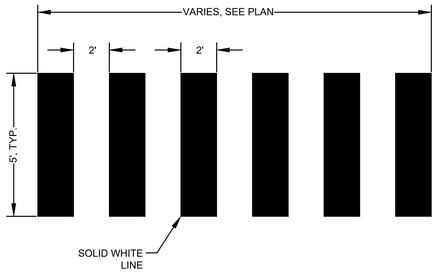


CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION

NOT TO SCALE



CROSSWALK STRIPING DETAIL

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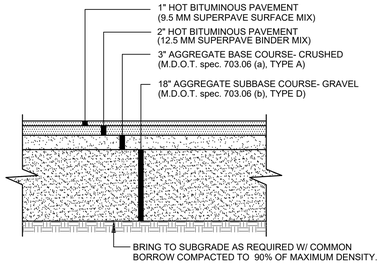
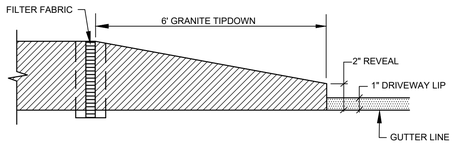


NOTES:

1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

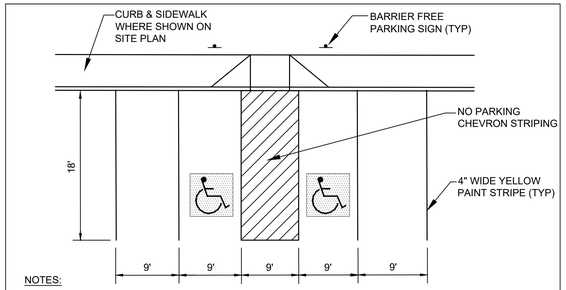
PARKING AREA PAVEMENT SECTION

NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION

NOT TO SCALE

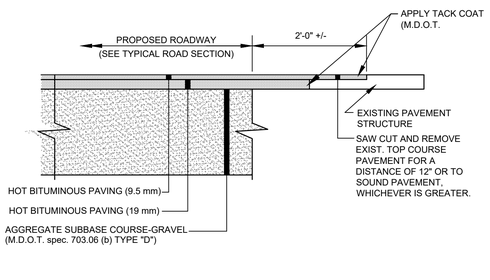


NOTES:

1. SEE SITE PLAN FOR NUMBER AND LOCATION OF BARRIER FREE PARKING SPACES.
2. BARRIER FREE GRAPHIC SYMBOL (PAINTED WHITE) TO BE CENTERED IN PARKING STALL. SYMBOL TO BE PAINTED ON BLUE NON-SKID BACKGROUND.

TYPICAL PARKING STALL DIMENSIONS

NOT TO SCALE



TYPICAL PAVEMENT JOINT

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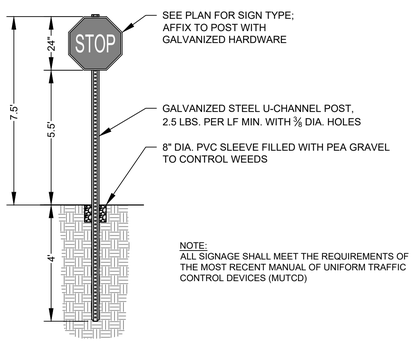
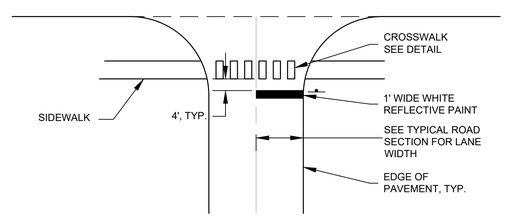


NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

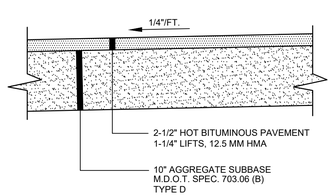
STREET SIGN

NOT TO SCALE



STOP BAR DETAIL

NOT TO SCALE

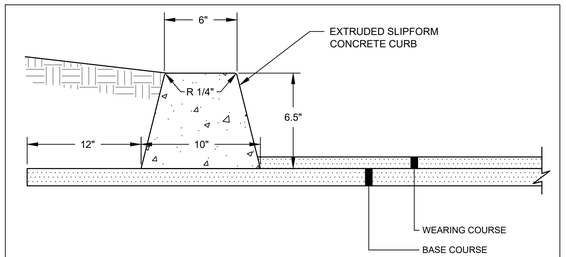


NOTES:

1. PROPOSED SIDEWALK WITHIN THE TOWN OF YARMOUTH RIGHT-OF-WAY SHALL BE 6 FEET WIDE, THE BASE MATERIAL SHALL BE 7 FEET WIDE.

BITUMINOUS SIDEWALK

NOT TO SCALE



VERTICAL SLIPFORM CONCRETE CURB DETAIL

NOT TO SCALE

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13583
LICENSED PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE: 05-31-2023
SCALE: AS NOTED
JOB NO: 23-022
SHEET: C-6.1

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BEACON
energy performance lighting

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 | Buy American Solutions Two Configuration Specifications | DLC LISTED | DLC LISTED PREMIUM

10-DAY QUICK SHIP PROGRAM

QS

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS™ wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

Current

currentlighting.com/beacon

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BEACON
energy performance lighting

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

c US | Buy American Solutions Two Configuration Specifications | DLC LISTED | DLC LISTED PREMIUM

10-DAY QUICK SHIP PROGRAM

QS

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS™ wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
  wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- Not all product variations listed in this document are DLC® (DesignLights Consortium Qualified). Refer to designlights.org for most up-to-date list.

WARRANTY

- 5 year limited warranty

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

Current

currentlighting.com/beacon

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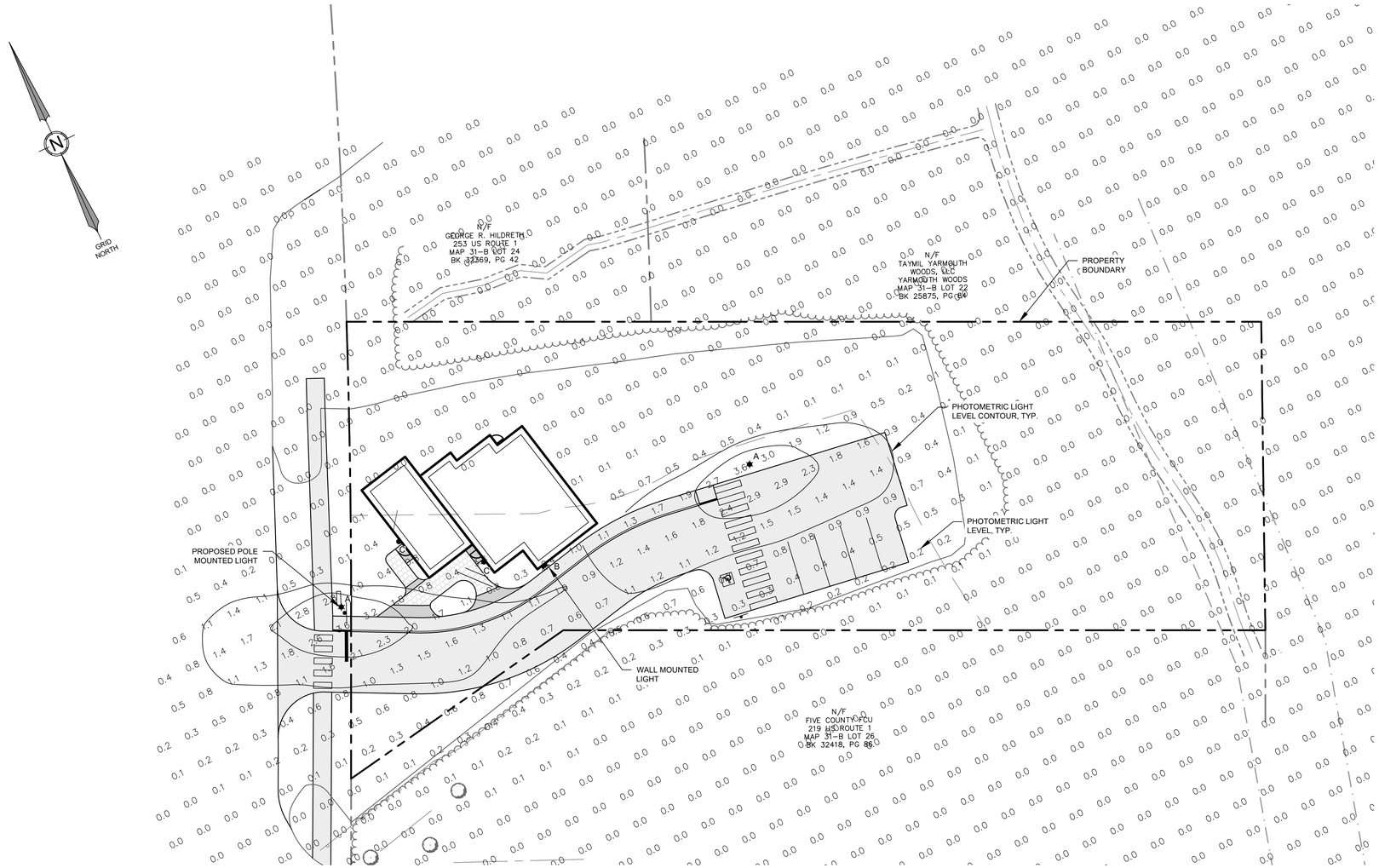

LIGHT FIXTURE TABLE

LABEL	LIGHT FIXTURE	MANUFACTURER	MANUFACTURERS ID	LUMENS	NUMBER OF LIGHTS	MOUNTING HEIGHT	MOUNTING LOCATION
A	VIPER	BEACON	VP-1-160L-75-3K7-3-HSS-90-B	10,000	2	20'	POLE
B	RATIO WALL	BEACON	RWL1-48L-10-3K7-4W	1,000	1	12'	WALL
C	TYPICAL RESIDENTIAL WALL FIXTURE W/ LED BULB	PHILIPS	LED BULB_60W-E27-A19-830-FR	800	2	5'	WALL

YARMOUTH LIGHTING STANDARDS

STANDARD	REQURIED VALUE	PROVIDED VALUE
MAX ILLUMINATION AT PROPERTY BOUNDARY	1.0 FC	0.8 FC

NOTES:
1. LIGHTING PLAN PREPARED USING DESIGN MASTER PHOTOMETRICS SOFTWARE
2. ONLY PROPOSED LIGHTING FIXTURES ARE MODELED
3. DEPRECIATION FACTOR FOR LED IS 0.90

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WELANDT
No. 13295
LICENSED PROFESSIONAL ENGINEER

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE:
PHOTOMETRIC PLAN

CLIENT:
NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE: 05-31-2023
SCALE: 1" = 20'
JOB NO: 23-022
SHEET: C-7.0

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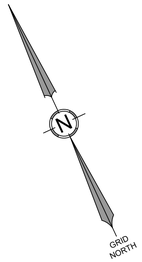


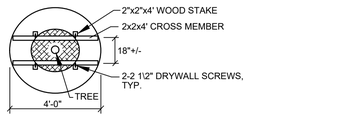
PLANT LIST

TREES & SHRUBS

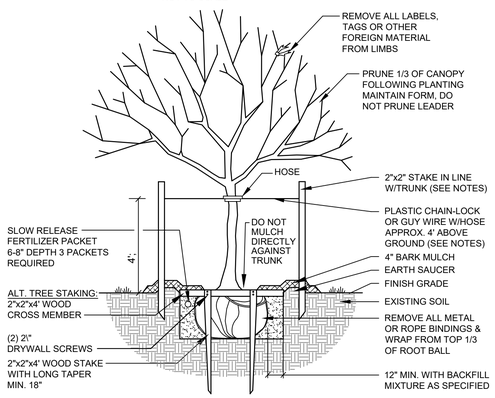
KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	DONALD WYMAN CRABAPPLE MALUS 'DONALD WYMAN'	2' Cal.	B&B	1	
B	COCKSPUR THORNLESS HAWTHORN C. CRUZGALLI var. INERMIS	2 ½ " Cal.	B&B	1	
C	PAGODA DOGWOOD C. ALTERNIFOLIA	5'-6" Ht.	B&B	1	
D	RED MAPLE ACER RUBRUM	2 ½ ''Cal.	B&B	4	Lowest Branch 7' to fin.Grade
E	MAGNOLIA MAGNOLIA ACUMINATA 'Elizabeth'	6-8' Ht.	B&B	2	
F	CORNELIAN CHERRY C. MAS	5-6' Ht.	B&B	2	
G	MOHICAN VIBURNUM V. LANTANA 'Mohican'	4-5' Ht.	B&B	2	
H	SHASTA VIBURNUM V. PLICATUM Var. TOMENTOSUM 'Shasta'	3'-4' HT.	B&B	5	
I	FRAGRANT SUMAC 'Slo-Gro' RHUS AROMATICA 'Slo-Gro'	#3	------	5	
J	NORTHERN BAYBERRY MYRICA PENSYLVANICA	#5	------	3	

PERENNIALS

			QTY	NOTES
AA	SWITCH GRASS PANICUM VIRGATUM ' Cheyenne Sky'	------	6	"
BB	DAYLILY VAR. HEMEROCALLIS	PTD	40	BLOOM IN JULY THRU SEPT 18" O.C.



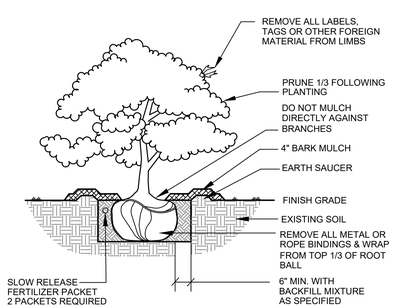
ALT. TREE STAKING PLAN
NOT TO SCALE



NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

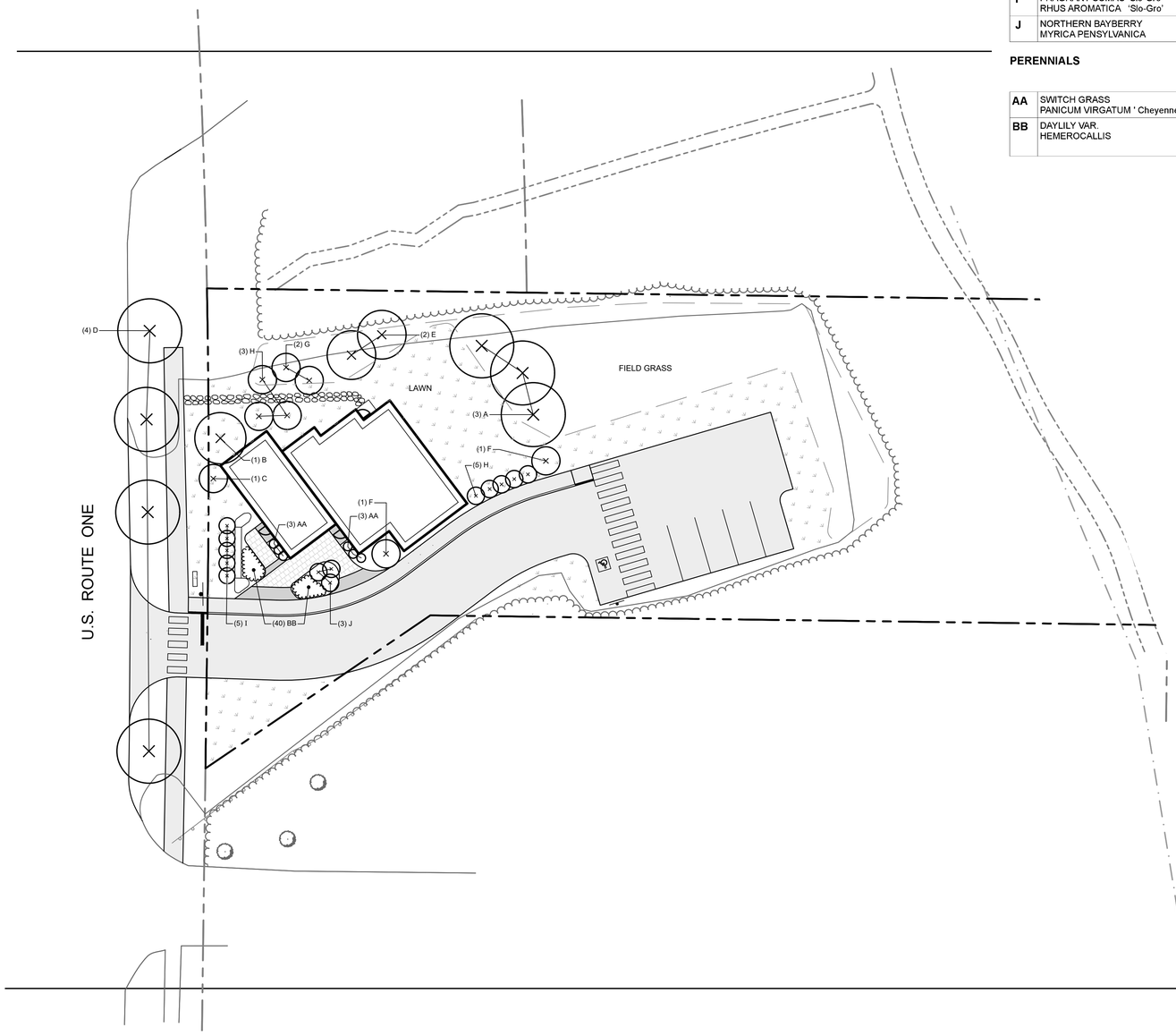
DECIDUOUS TREES 2" TO 4" CALIPER

NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB

NOT TO SCALE



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

REGISTERED LANDSCAPE ARCHITECT
ANTHONY
No. 7
State of Maine

DATE: 09-27-2023

NO.	DATE	REVISIONS
2	9/27/2023	REVISED IN RESPONSE TO REVIEW COMMENTS
1	8/16/2023	SITE PLAN SUBMISSION TO TOWN OF YARMOUTH

TERRADYN CONSULTANTS, LLC
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: NUANCE DENTAL
233 U.S. ROUTE ONE, YARMOUTH, MAINE

SHEET TITLE: LANDSCAPE PLAN & DETAILS

CLIENT: NUANCE DENTAL
127 SPRUCE POINT ROAD
YARMOUTH, MAINE 04096

DATE: 05-31-2023
SCALE: 1" = 20'
JOB NO: 23-022
SHEET: L-1.0

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